

Robindale Residence

Project Summary

Property Address: 9 Robindale Drive, Ladue, Missouri 63124

Scope of Work: Renovation of existing one-story residence and one-story residential addition.

Zoning: C - Residential



LOCATION MAP

NOT TO SCALE



Adjacent Property, East: 15 Robindale Drive (View from Robindale Drive)



Adjacent Property, West: 1 Robindale Drive (View from Robindale Drive)



Existing Residence: South Elevation (View from Robindale Drive)



Existing Residence: North Elevation



Study Model: View from Southwest corner of property (Robindale Drive)



Study Model: View from Northeast corner of property (Rear Yard, Pool / Pool House Not In Scope)



Study Model: Aerial View



Study Model: View from West (Driveway)



Study Model: View from Northeast (Rear Yard)

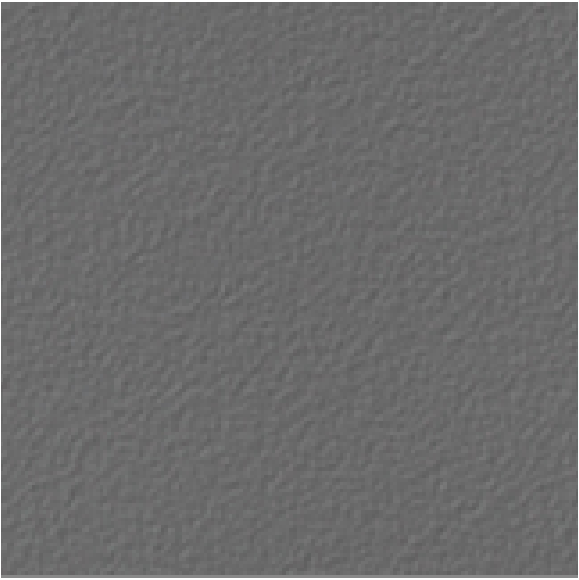
Materials & Products



Siding Type 1
1"x6" Horizontal Shou Sugi
Ban Shiplap Rainscreen
Manufacturer: Nakamoto Forestry
Finish: Dark Gray, Gendai



Siding Type 2
1"x6" Vertical Shou Sugi
Ban Shiplap Rainscreen
Manufacturer: Nakamoto Forestry
Finish: Suki-yaki



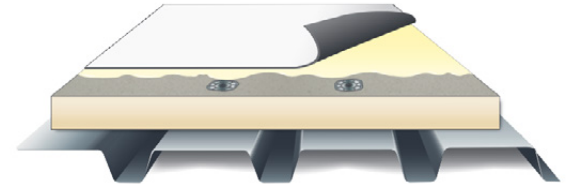
Siding Type 3
2'x8' Fiber Cement Panel Rainscreen
Manufacturer: American Fiber Cement Co.
Finish: Minerit HD, Painted



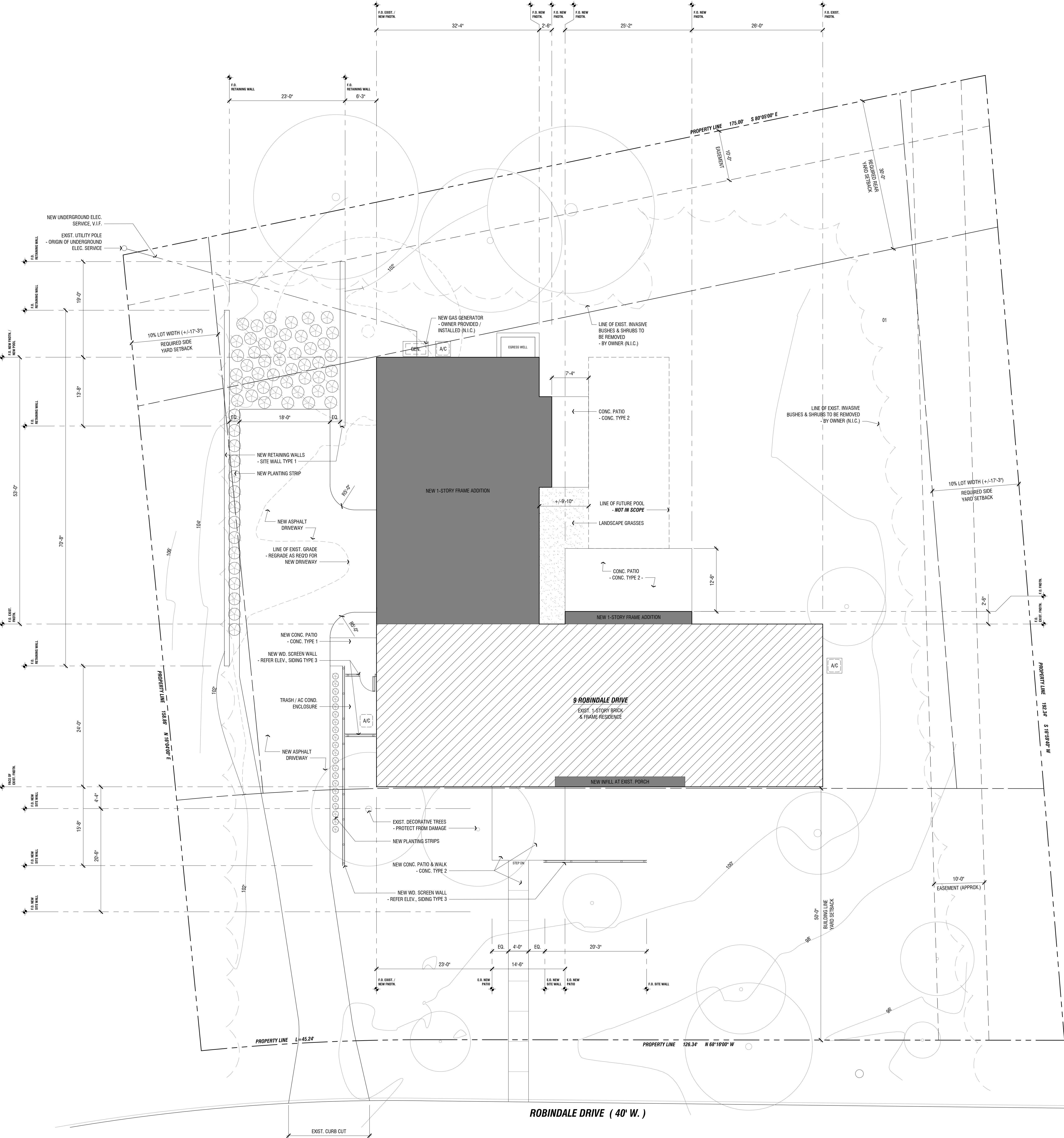
Doors & Windows
Aluminum-Clad Wood Windows
Manufacturer: Pella
Model: Reserve Contemporary
Cladding Color: Black



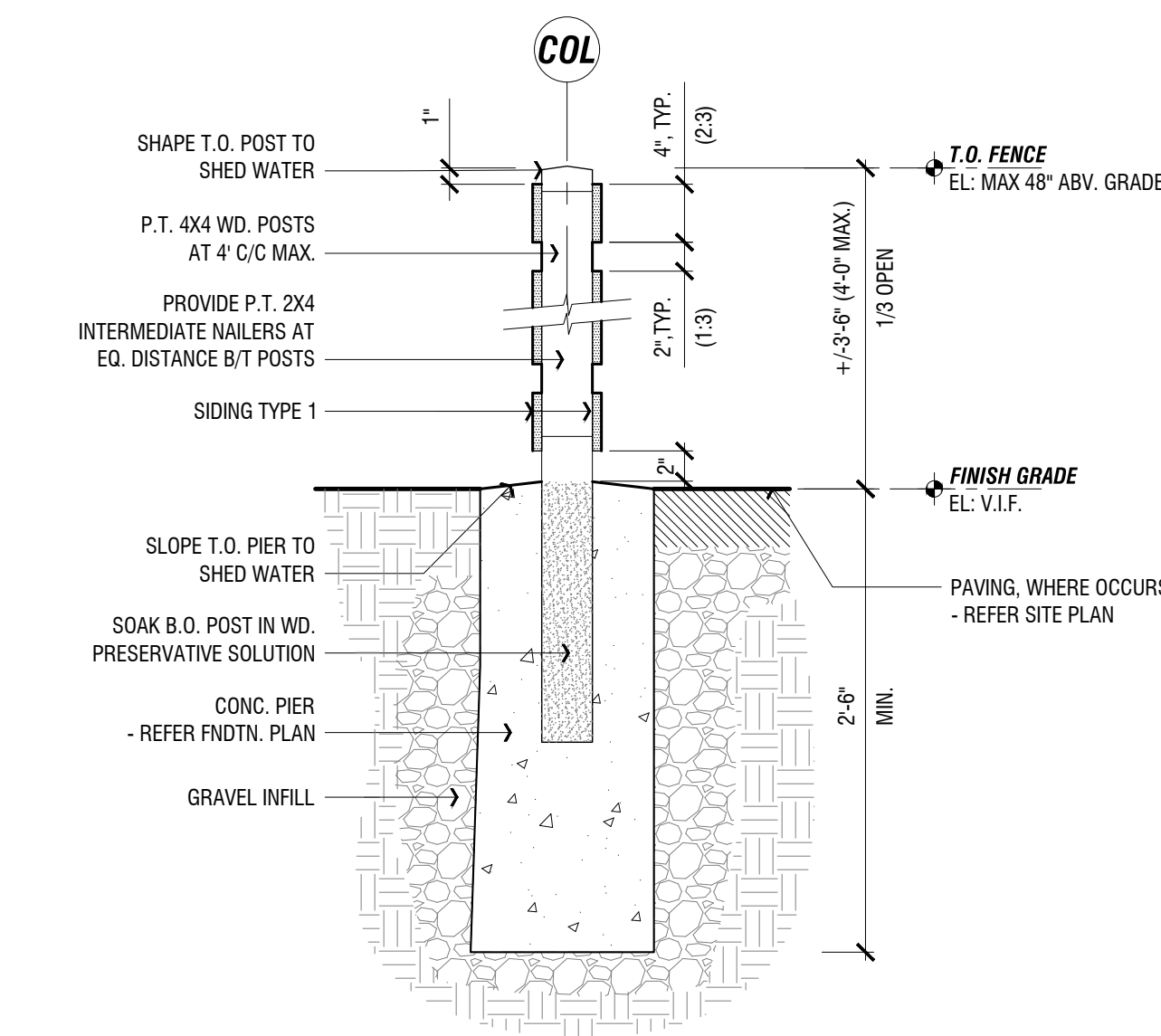
Asphalt Shingle Roofing Type 1
Architectural Two-Layer Shingle
Manufacturer: Certainteed
Finish: Landmark Pro, Moire Black



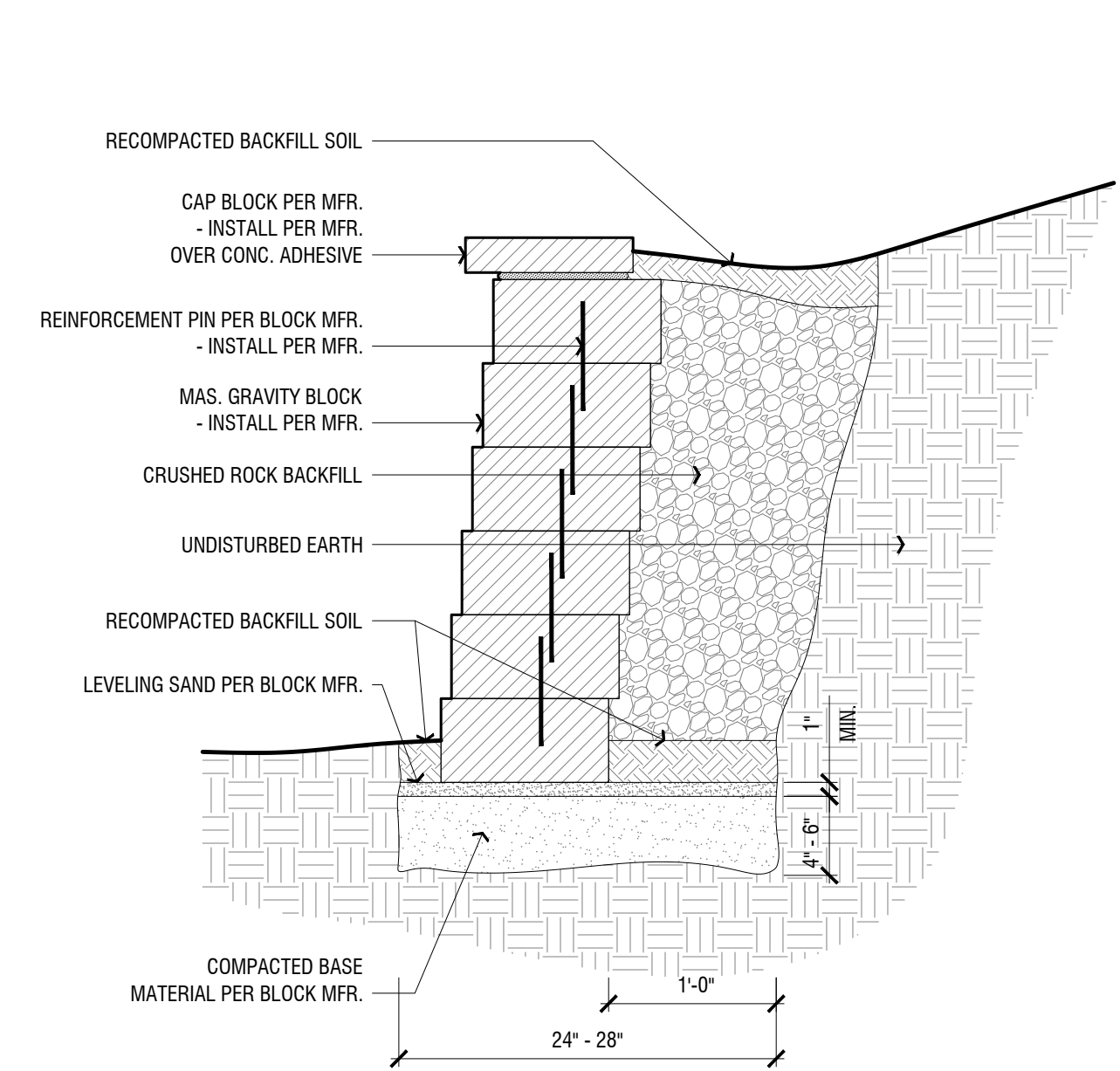
Membrane Roofing Type 1
Fully-Adhered TPO Membrane Roofing
Manufacturer: Carlisle
Finish: Sure-Weld White



02 TYP. SILT FENCE DETAIL SCALE: 3" = 1'-0"



03 SECT. DTL. AT SITE SCREEN WALL SCALE: 1-1/2" = 1'-0"



04 SECT. DTL. AT SITE RETAINING WALL SCALE: 1-1/2" = 1'-0"

- SITE NOTES:**
1. INFORMATION BASED ON SURVEY BY ALTEA, LLC, PERFORMED APRIL 12, 2021.
 2. CONTRACTOR TO VERIFY NEW WORK FALLS WITHIN BUILDABLE AREA PRIOR TO ANY WORK. VERIFY W/ ARCH. AS REQD.
 3. PROVIDE SILTATION / EROSION CONTROL PRIOR TO BEGINNING WORK AS REQD. TO CONTAIN EROSION ON SITE.
 4. REMOVE EXIST. POND COMPLETE.
 5. REMOVE EXIST. INVASIVE BUSHES & SHRUBS AS REQD FOR NEW WORK.
 6. CONTRACTOR TO PRICE REMOVAL OF TREES AS INDICATED AND REMOVAL OF INVASIVE OVERGROWTH AS DIRECTED BY ARCHITECT.
 7. EACUATE AS REQD FOR NEW WORK. EXCAVATION FOR NEW POOL N.E.C. TO BE PERMITTED BY OTHERS. COORDINATE AS REQD. CODE.
 8. DOORS & WINDOWS AT THE PORTION OF THE HOUSE WHERE STRUCTURE SERVES AS PART OF THE FUTURE POOL BARRIER SHALL HAVE AN ALARM THAT COMPLIES W/ SECTION 305.4 OF 2015 INTERNATIONAL SWIMMING POOL & SPA CODE.
 9. PROVIDE NEW 400 AMP UNDERGROUND ELECTRICAL SERVICE.
 10. PROVIDE NEW 1-1/4" WATER LINE.
 11. CONTRACTOR TO ASSESS CONDITION OF LATERAL SEWER LINE. REPLACE AS REQD.
 12. SEED & STRAW OR SOD LAWN ADJACENT TO WORK AREAS PRIOR TO FINAL INSPECTION AND/OR AT THE DIRECTION OF OWNER.

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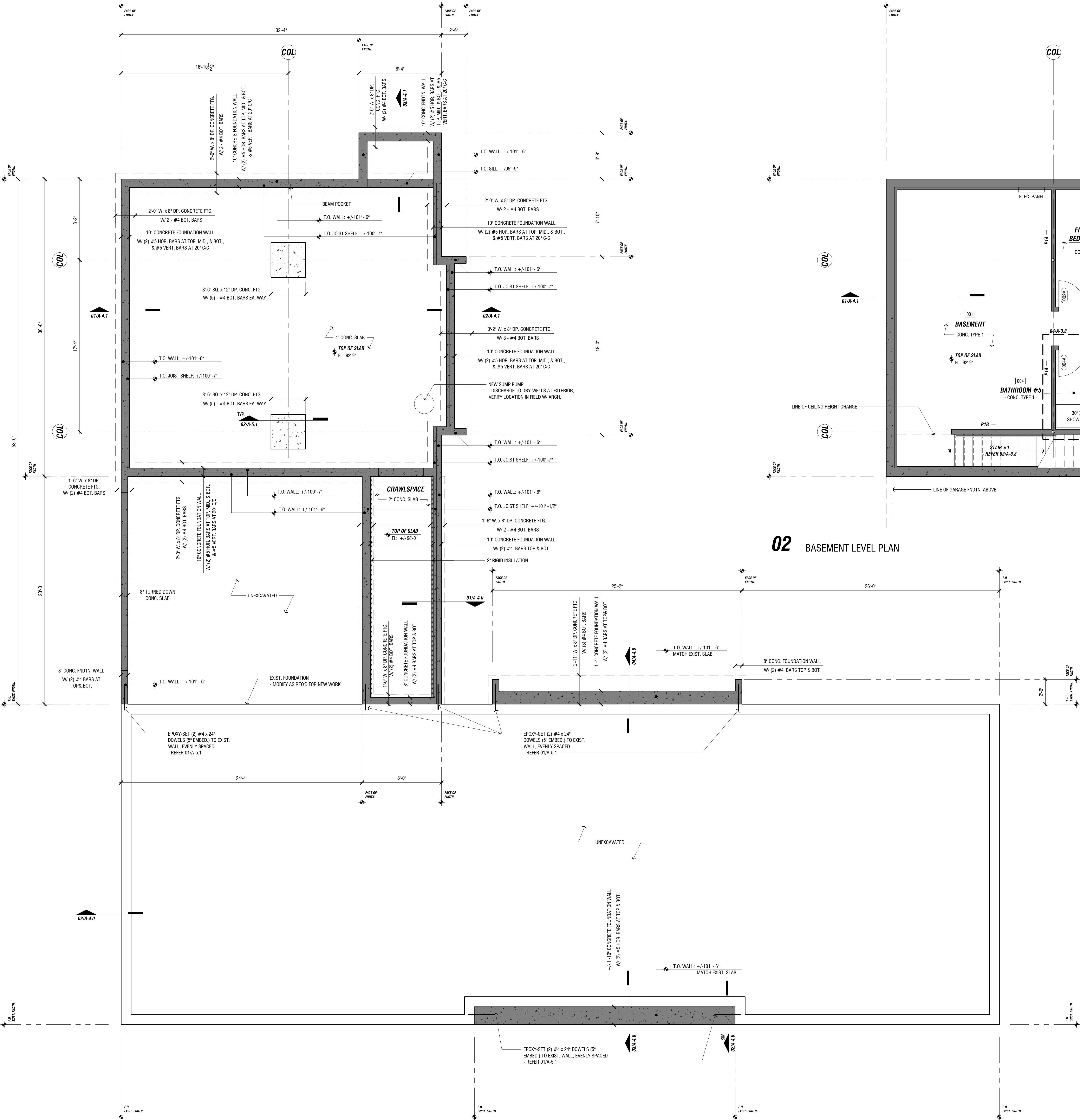
PROJECT
Residential Renovation
9 Robindale Drive
Ladue
Missouri, 63124
Project #: 2110

SEAL
Aaron Serrin, Architect - NSIP # A2014015044

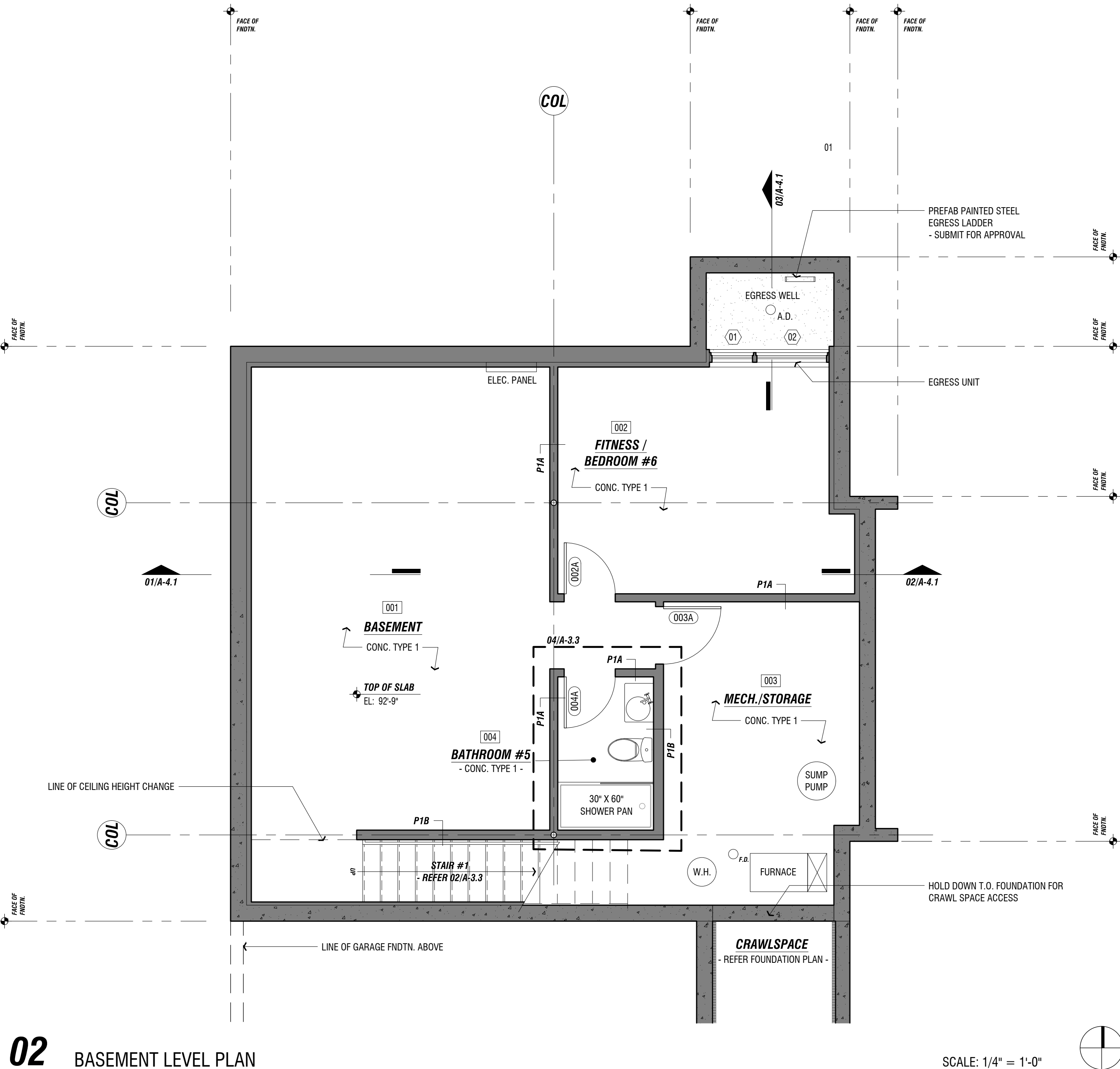
ISSUE DATE
December 23, 2021

REVISIONS	Number	Description	Date
	01	PERMIT SET	5 JAN 2022

TITLE
**ARCHITECTURAL
SITE PLAN**



01 FOUNDATION PLAN



02 BASEMENT LEVEL PLAN

- NOTES:
- SUPPLY CONDITIONED AIR TO THE CRAWLSPACE PER R408.3 - UNVENTERED CRAWLSPACE
 - VERIFY GRADE AND TOP OF FOUNDATION WALL WITH ARCHITECT IN FIELD PRIOR TO FOUNDATION LAYOUT.

- DRAWING KEY:
- EXISTING CONSTRUCTION
 - NEW CONSTRUCTION
 - BRICK VENEER CONSTRUCTION
 - CAST-IN-PLACE CONC. CONSTRUCTION

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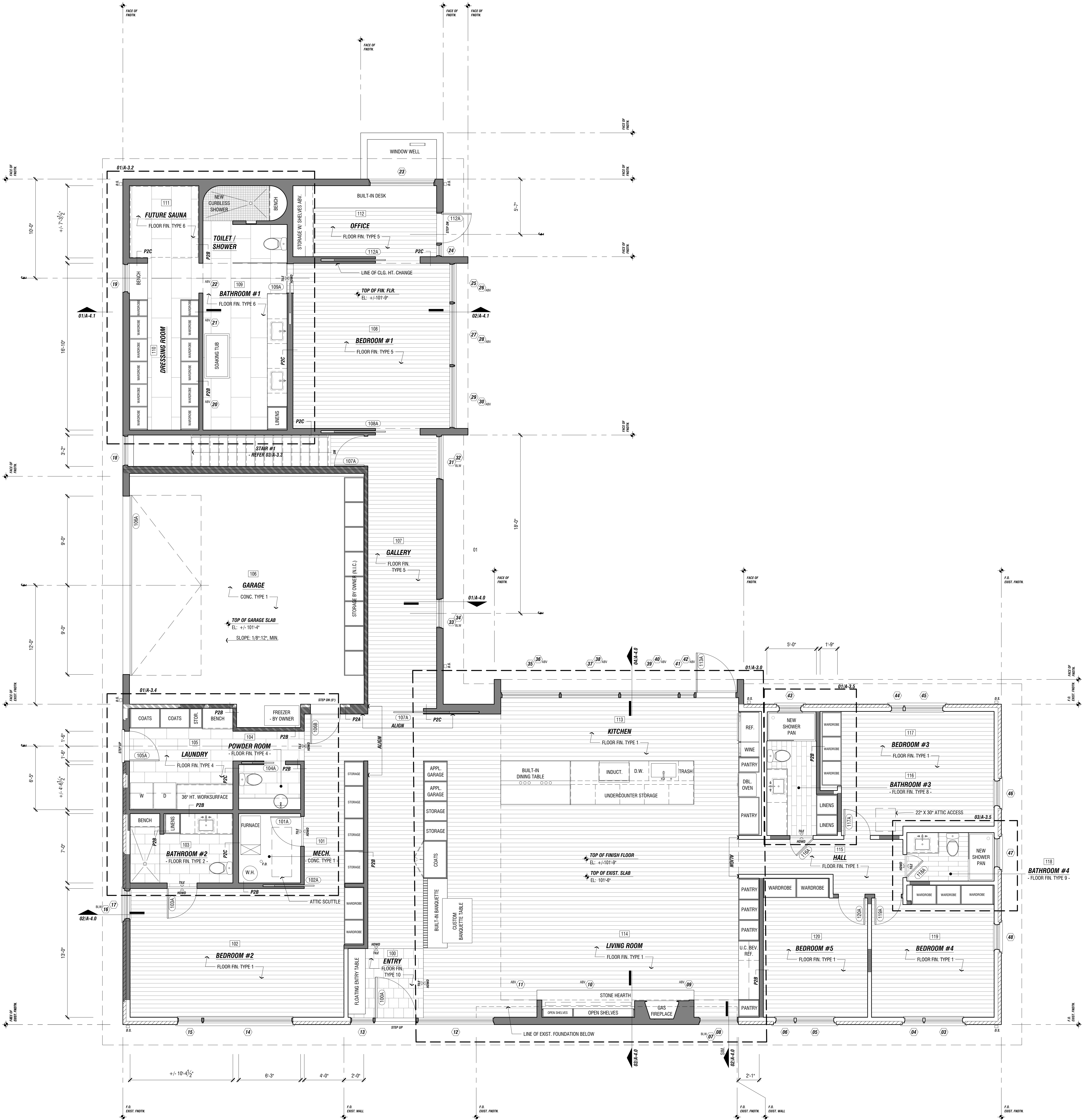
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**FOUNDATION PLAN /
BASEMENT LEVEL
FLOOR PLAN**

SHEET
A-1.1
01
SHEET 003
30" X 42"

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- GENERAL NOTES:**
- SHORE EXIST. ROOF / CEILING THROUGHOUT THRU DURATION OF WORK. SHORE NEW MASONRY OPENINGS THRU DURATION OF WORK. SECURE OPENINGS THRU DURATION OF WORK.
 - REPAIR EXIST. MASONRY WHERE REQ'D, PATCH EXIST. FINISH.
 - CONTRACTOR TO SUBMIT FOR APPROVAL HVAC LOCATIONS & DUCTING SCHEMATICS PRIOR TO INSTALLATION.
 - INSULATE DWV & WATER PIPES AT EXTERIOR WALL CAVITY. INSULATE WALL CAVITY AT PLUMBING W/ CLOSED CELL INSULATION.

DRAWING KEY:

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- BRICK VENEER CONSTRUCTION
- CAST-IN-PLACE CONC. CONSTRUCTION
- FIRE SEPARATION, PER CODE

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SCALE

As per Series, Architect - NOT A321-01/10/04

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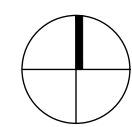
**GROUND LEVEL
FLOOR PLAN**

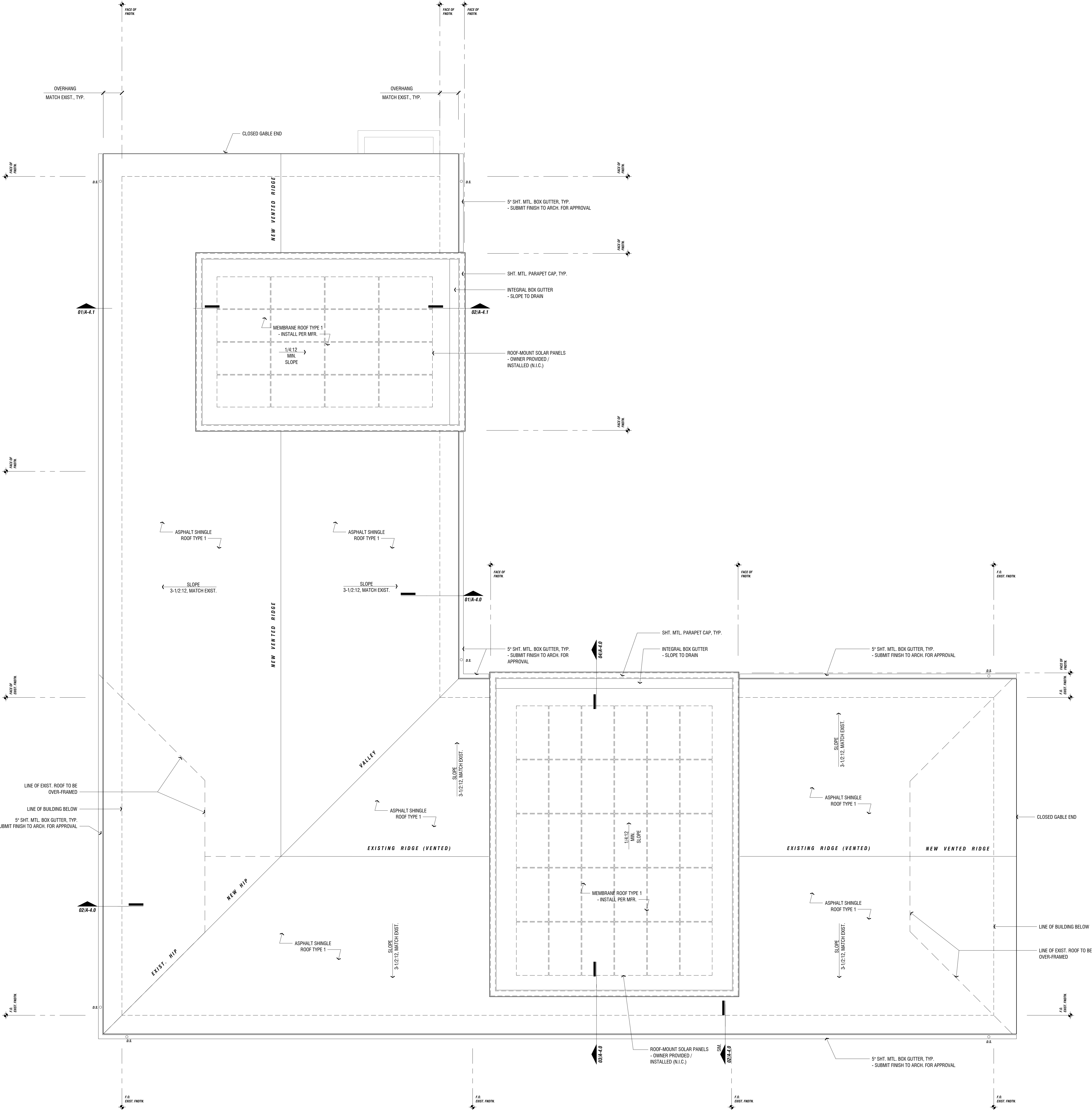
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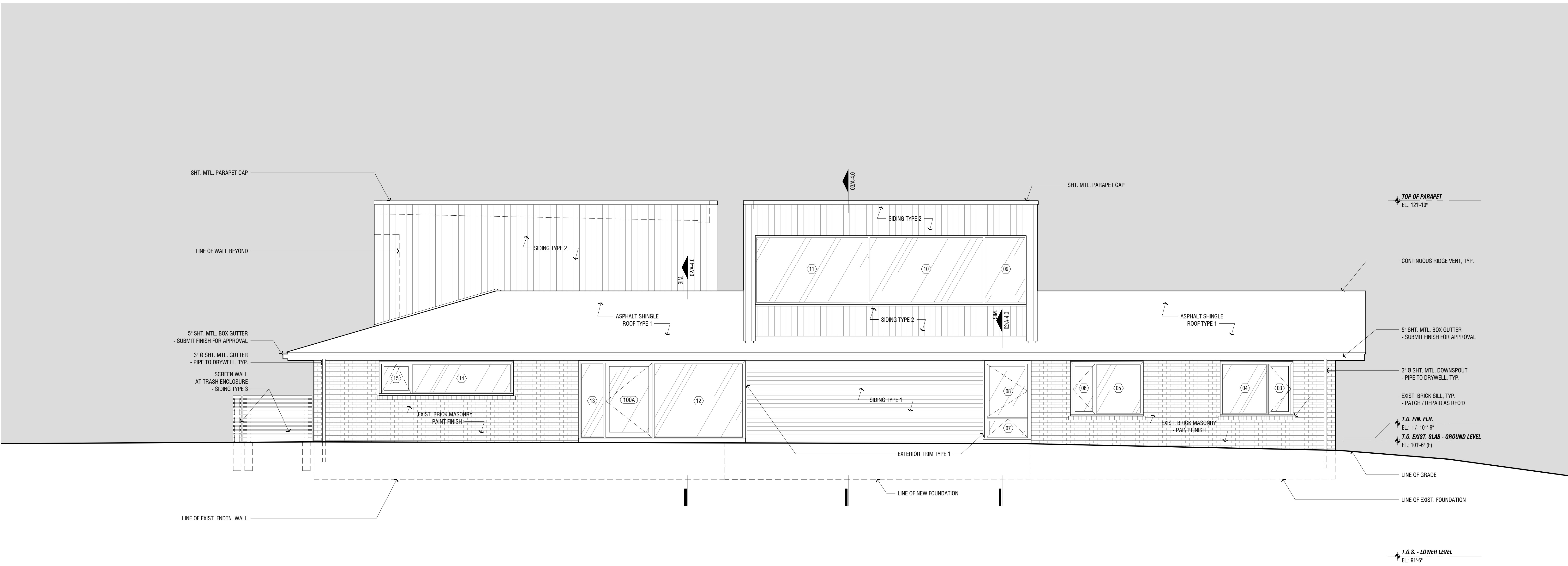
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30" X 42"

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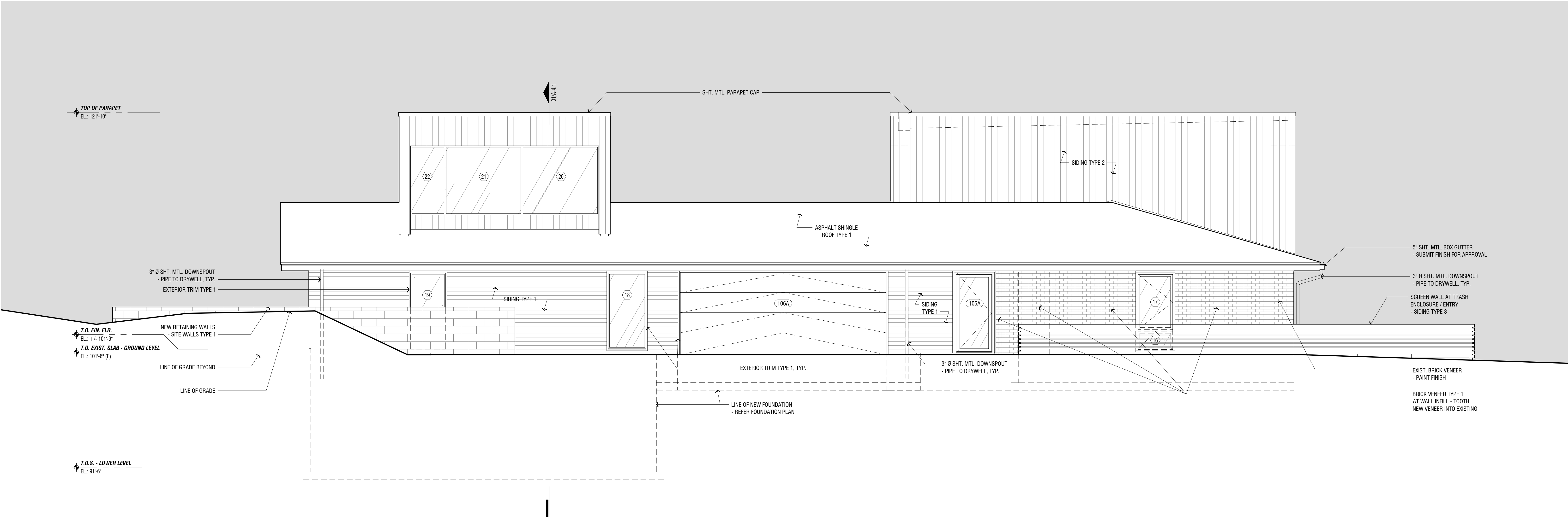






01 SOUTH [ROBINDALE] ELEVATION

SCALE: 1/4" = 1'-0"



02 WEST ELEVATION

SCALE: 1/4" = 1'-0"

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**EXTERIOR ELEVATIONS /
BLDG. SECTIONS**

SHEET

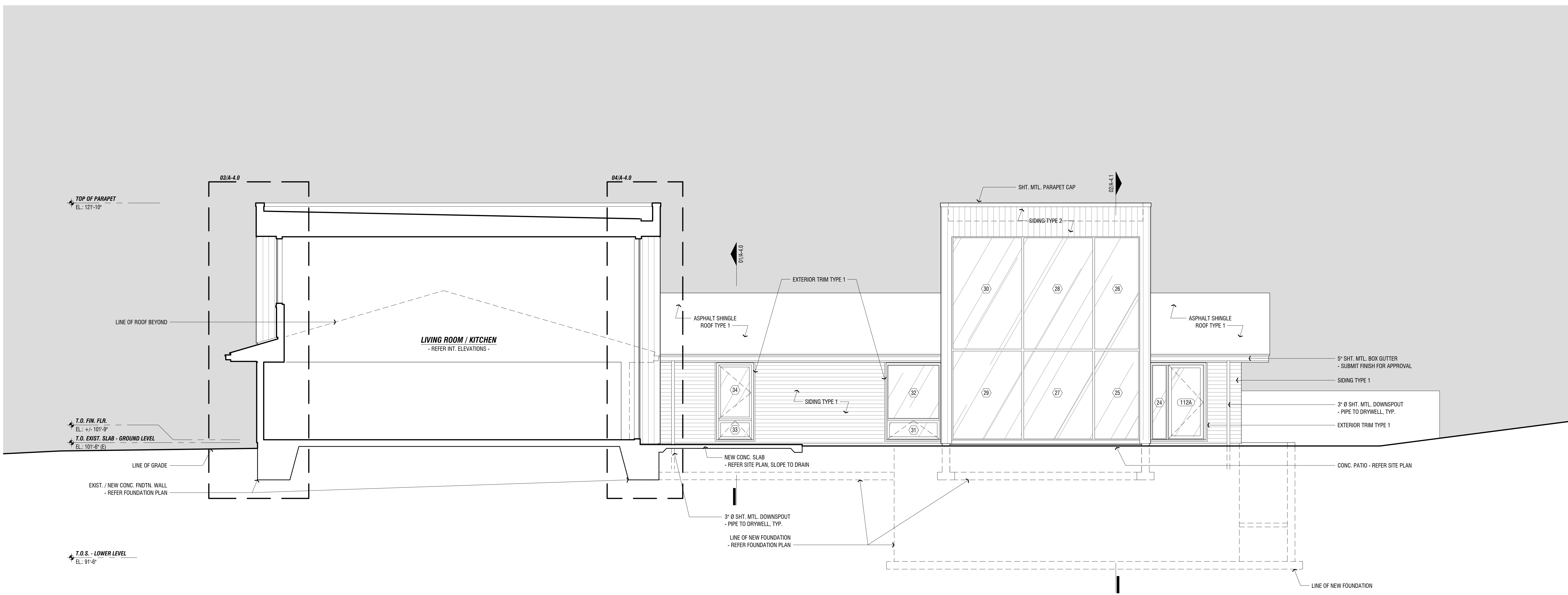
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REVISION

01

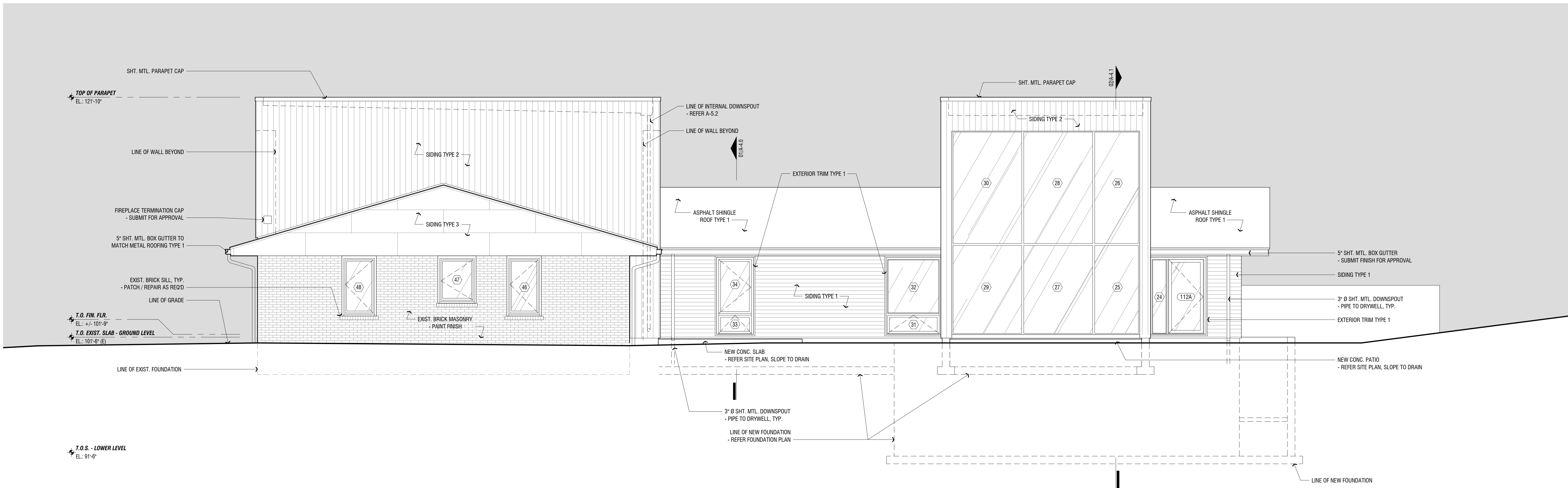
SHEET SIZE
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01 CROSS SECTION THRU LIVING ROOM / KITCHEN

SCALE: 1/4" = 1'-0"



02 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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**EXTERIOR ELEVATIONS /
BLDG. SECTIONS**

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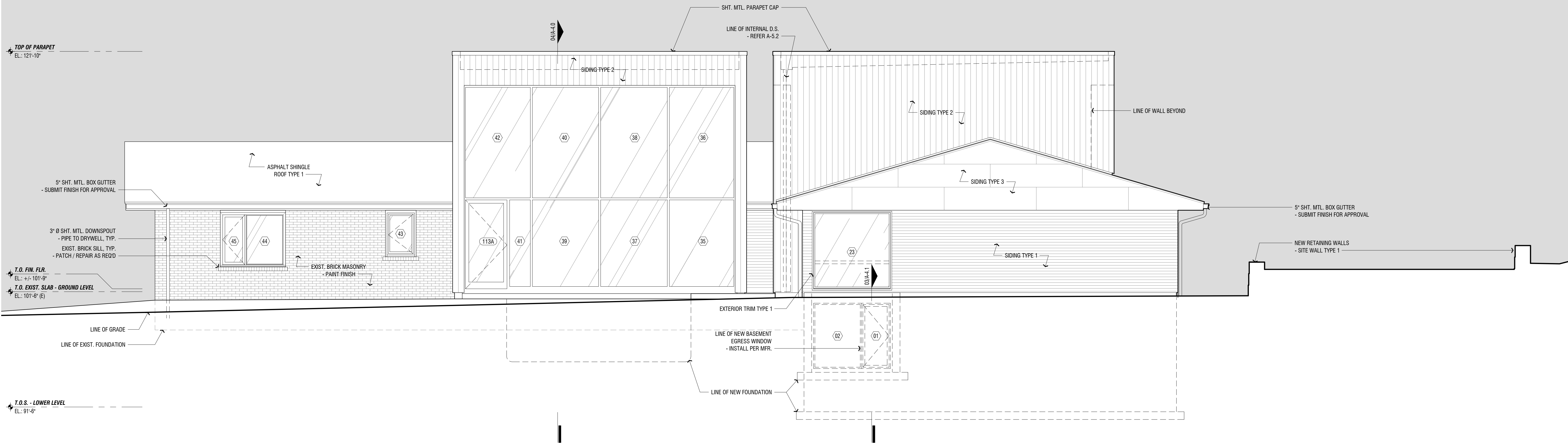
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01

SHEET SIZE

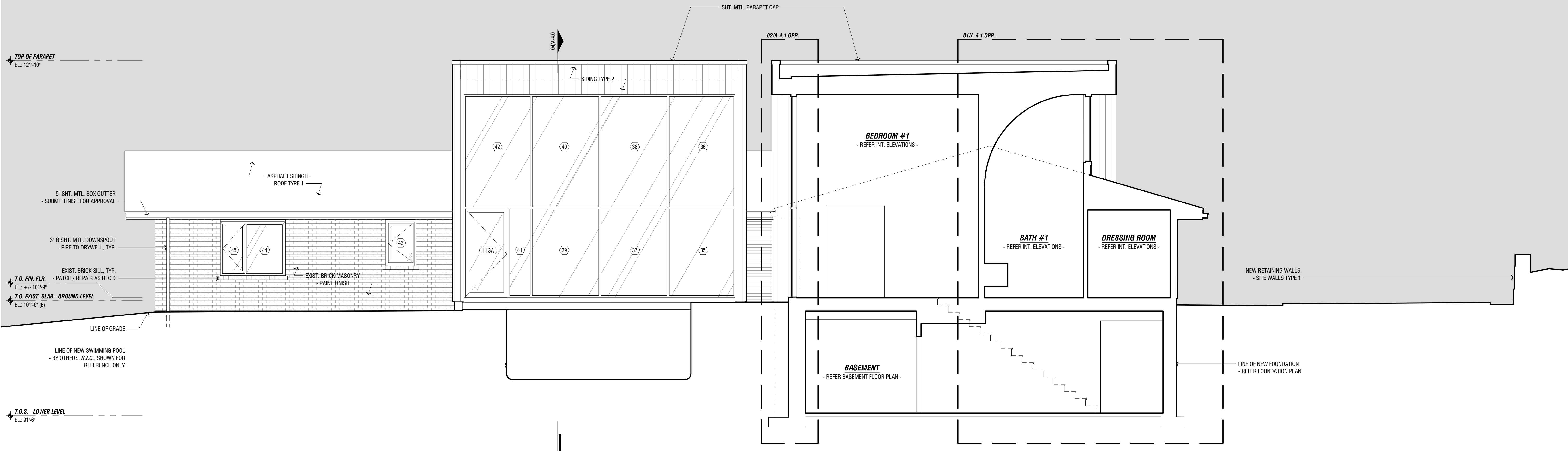
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01 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



02 CROSS SECTION THRU PRIMARY BEDROOM #1 / BASEMENT LEVEL

SCALE: 1/4" = 1'-0"

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**EXTERIOR ELEVATIONS /
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01

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